

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: Housing Authority of the County of Monterey PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 7/1/2010 PHA Code: CA033												
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 595      Number of HCV units: 3918												
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.												
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  The Housing Authority's mission is to provide, administer and encourage quality affordable housing and related services to eligible residents of Monterey County.												

**Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

☒ PHA Goal: Expand the supply of assisted housing

Objectives:

- ☒ Apply for additional rental vouchers:
- ☒ Reduce public housing vacancies:
- ☒ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments
- ☒ Other (list below):

*"As capacity and funding allow, develop partnerships with service providers that promote self-sufficiency of families and individuals."*

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

- ☒ Improve public housing management: (PHAS score) 82%
- ☒ Improve voucher management: (SEMAP score) 100%
- ☒ Increase customer satisfaction:
- ☒ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- ☒ *Improve Capital Planning and Property Management Reporting*
- ☒ Renovate or modernize public housing units:
- ☒ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☒ Provide replacement vouchers:
- ☒ Other: (list below)

*"Dispose of public housing that is financially unfeasible to operate and maintain."*

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☒ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☒ Increase voucher payment standards
- ☒ Implement voucher homeownership program:
- ☐ Implement public housing or other homeownership programs:
- ☒ Implement public housing site-based waiting lists:
- ☒ Convert public housing to vouchers:
- ☒ Other: (list below)

*"Project Based Section 8 Housing Choice Vouchers are made available for new multifamily projects in order to meet the housing needs of the County when funding is available."*

**HUD Strategic Goal: Improve community quality of life and economic vitality**

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☒ Other: (list below)

*"Continue to analyze crime statistics and improve properties to combat crime and increase safety."*

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:
- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☒ Other: (list below)

*"Continue collaboration with service providers in order to increase services for the elderly and persons with disabilities."*

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☐ Other: (list below)

### **Housing Authority of the County of Monterey's 5 Year Strategic Plan**

The Housing Authority of the County of Monterey has its own 5-Year Strategic Plan for the years 2010-2014. The goals for this plan are as follows:

- 1) Continue to provide excellent customer service.
- 2) Continue to be the lead affordable housing organization in the County.
- 3) Increase affordable housing opportunities within Monterey County by developing or stimulating development of affordable housing both through in-house development activities and in partnership with or on behalf of others.
- 4) Ensure long-term financial viability for the agency in light of changes in federal, state and local funding and increased demand for transparency.
- 5) Implement overall asset management discipline to ensure long-term physical and financial viability of the assets that are owned, managed or financed by the agency.

## PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- 1) Capital Fund Program Annual Statement updated
- 2) Capital Fund Program Five Year Plan

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

Main Administrative Office of the Housing Authority  
HACM Web site

## PHA Plan Elements

### 1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

#### HACM Policies for Public Housing

- HACM verifies eligibility for admission to Public Housing when the family reaches the top of the waiting list, at which time the full application is completed. Final determination of eligibility for admission occurs and the HACM ensures that verification of all HUD and HACM eligibility factors is current to determine the family's eligibility for an offer of a suitable unit.
- Screening factors used the HACM to establish eligibility for admission to Public Housing : criminal or drug-related criminal activity; rental history; housekeeping habits at current and prior residences; eviction history; rent payment history; history of behavior including repeated acts of violence, threatening behavior, and disturbance of the peace; history of alcohol and/or substance abuse; sex offender registration requirement; conviction for manufacturing of methamphetamine on the premises of federally assisted housing.
- HACM maintains a community-wide waiting list for the Salinas family Public Housing developments. Site-based waiting lists are maintained for the elderly sites in Gonzales and Greenfield. Site-based waiting lists are maintained for the family Public Housing developments in Monterey and South Monterey County. Applications can be made for the Salinas family waiting list at the Central Office in Salinas. Applications for the site-based waiting lists are made at the properties in the areas governed by the specific waiting list.
- Applicants are given two offers of vacant units. Failure to accept one of those offers drops the family to the bottom of the waiting list or results in their removal entirely.
- HACM does not plan to exceed the required income targeting for new admissions of 40% in the Public Housing program.
- In the following circumstances, transfers will take precedence over new admissions: emergencies, modernization work, reasonable accommodation of a person with a disability; medical justification, over housed, under housed, or if an adult member is enrolled in a specialized training program in another jurisdiction or to move to another jurisdiction to be employed.
- Waiting list preferences for Public Housing include: families who have had their Section 8 Voucher revoked in the last 12 months due to funding shortfalls; elderly families or families headed by an elderly person or families with household members who are mentally, physically, or developmentally disabled; working families; families who are actively enrolled in a case management, job training, transitional housing or other self-sufficiency program; victims of disasters; families who reside in substandard housing who are permanently displaced or about to be permanently displaced as a result of code enforcement action activities as determined by the local housing code enforcement officials; and veterans.

#### HACM Policies for HCV

- HACM verifies eligibility for admission to Section 8 Housing Choice Voucher program when the family reaches the top of the waiting list, at which time the full application is completed. Final determination of eligibility for admission occurs and the HACM ensures that verification of all HUD and HACM eligibility factors is current.
- Screening factors used the HACM to establish eligibility for admission to Public Housing : criminal or drug-related criminal activity; rental history; eviction history; history of behavior including repeated acts of violence, threatening behavior, and disturbance of the peace; history of alcohol and/or substance abuse; sex offender registration requirement; conviction for manufacturing of methamphetamine on the premises of federally assisted housing.
- Interested persons may apply for the HCV program at the HACM Central Office when the waiting list is open. HACM will target no more than 75% of its new admissions to the Section 8 program to families at or below the 30% of the median area income. The remainder of families admitted will be from families who income does not exceed 50% and 80% of median area income.
- HACM has established the following list of preferences for the Section 8 HCV program: families who have had their Section 8 Voucher revoked in the last 12 months due to funding shortfalls; frail elderly; families living in a rental rehabilitation project; formerly homeless or homeless families actively enrolled in a case management, transitional housing or other self-sufficiency program; families living in moderate rehabilitation and/or project-based program units whose health, welfare, or safety is threatened, or families who have provided drug-related criminal activity testimony; families that need to move closer to medical facilities; victims of disasters as verified by FEMA, the American Red Cross or other disaster assistance agency; families who reside in substandard housing who are permanently displaced or about to be permanently displaced as a result of code enforcement activities as determined by the local Housing Code Enforcement Officials; Elderly families or families headed by an elderly person; families with household members who are mentally, physically, or developmentally disabled; families who have been diagnosed with a medical condition as severe/terminal, resulting in a medical crisis that may require continuous care services in the home; families who are considered to be living in place; Monterey County residents; veterans; victims of domestic violence. Preferences will be aggregated and admissions to the program will be 75% from the local preference waiting list and 25% from date and time waiting list.

6.0

**2) Financial Resources**

- The HACM anticipates the following financial resources to be available for the support of the Public Housing and HCV programs administered by the HACM: Public housing Operating Fund, Public Housing Capital Fund, Public Housing dwelling rental income; Annual contributions for the Section 8 Housing Assistance Payments.

**3) Rent Determination**

HACM Policies for Public Housing

- The HACM does not employ any discretionary rent-setting policies for income-based rent in Public Housing and has not adopted any discretionary minimum rent hardship exemption policies.
- Minimum rent for Public Housing is \$50.00.
- The HACM does not use any discretionary deductions and/or exclusions in the calculation of tenant rents.
- The HACM has no ceiling rents.
- For the purposes of rent re-determination, all changes in family composition or income must be reported to HACM within 10 calendar days. Members of the family residing in the unit must be approved by the HACM prior to occupancy.
- The flat rents used in Public Housing are based on the Fair Market Rents as determined for the Section 8 Housing Choice Voucher Program.

HACM Policies for HCV Housing Program

- The HACM currently uses the payment standard of 95% of the Fair Market Rent. The payment standard is below the FMR because the HACM has chosen to be able to maintain the program during the funding shortfall. Payment standards are evaluated annually.
- Minimum rent for the HCV Program is \$50.00.
- The HACM has not adopted any discretionary policies with regards to the minimum rent hardship exemption.

**4) Operations and Management**

Statement of Rules, Standards, and Policies Which Govern Maintenance of Housing Owned, Assisted, or Operated by the HACM

- The HACM maintains its dwelling units and developments in a decent, safe and sanitary condition and makes necessary repairs in a timely fashion.
- The HACM inspects each unit prior to move-in, at move out and annually while the unit is occupied. Quality control inspections are conducted by supervisory staff to insure that the units are being maintained both by HACM and the family in a manner that is acceptable and meets the standards for safety and cleanliness. For Public Housing units, the standards followed are those established by REAC and for the units in the HCV program, Housing Quality Standards are enforced.
- If damages have been caused by a household member or their guest, the family can be charged the reasonable cost of repairs. In addition, the HACM may elect to enforce the lease if the damages are excessive or the repetitive.
- Residents whose housekeeping habits pose a non-emergency health or safety risk, encourage rodent or insect infestation, purposely disengage the smoke detector, or cause damage to the unit are in violation of the lease. In those cases, the HACM will issue a lease violation to the family. If the behavior continues, the HACM may choose to terminate the contract with the family.
- The HACM utilizes a Board-approved tenant charge schedule in assessing maintenance charges to the families. Work that is not on the list is charged at the actual cost of materials and labor along with an additional administrative charge.
- The policies governing the operations and management of the Public Housing program are found in the Admissions and Continued Occupancy Plan (ACOP), the Resident Handbook, the Public Housing Lease, and the Preventive and regular Maintenance Plans.
- The policies governing the operations and management of the Section 8 Housing Choice Voucher program are located in the Administrative Plan (Admin Plan).

**5) Grievance Procedures**

Grievance, Informal Hearing, and Review Procedures that the HACM Makes Available to Residents, Participants, and Applicants.

- In the case of a decision that may have a negative impact on an applicant family, it is the right of the family to request an informal hearing to appeal the decision. The procedures for the hearing are located in the Admin Plan for HCV and the ACOP for Public Housing. The plans are available for review at the HACM Central Office.
- In the case of Public Housing, the Grievance Procedure will be followed if there is a request for an informal or formal hearing by a resident family. These procedures are a part of the tenant lease and each tenant family is given a copy of the Grievance Procedure. The family will be given a written decision by the hearing officer within the time frame specified in the procedure.
- In the case of the Section 8 HCV program, the informal hearing procedures are located in the Admin Plan for the HCV program. These will be followed upon the request for an informal hearing from a program participant. The family will receive a written decision from the hearing officer within the time frame specified in the procedure.

**6) Designated Housing for Elderly and Disabled Families**

Public Housing Developments owned and operated by the HACM that are currently designated for occupancy by elderly or disabled families

- None

**7) Community Service and Self-Sufficiency**

Service and Amenities for Public Housing Assisted Families

- All adult household members must contribute 8 hours of community service per month or be in a self-sufficiency program that requires participation of at least 8 hours per month. Adults that are exempt from this requirement must work at least 25 hours per week or be 62 years or older. Persons who are blind or disabled and who certify that their disability will not allow them to meet the requirements or the primary caretaker of such an individual are also exempt from this requirement.
- The HACM provides information to family members about the requirements and monitors the participation of the adult members. Referrals are made to local programs so that members can fulfill their requirement.

- The HACM has a cooperative agreement with the local TANF agency and coordinates a Welfare-to-Work program in the HCV program. In addition, the HACM has a successful FSS program in the HCV program and continues to recruit participants into this self-sufficiency program. The HACM also has a HCV Homeownership program that continues to attract participants.
- In the Public Housing program, waiting list preferences are given to working families and families that are in transitional or self-sufficiency programs.
- The HACM does not provide any self-sufficiency programs within the Public Housing program. The HACM does provide for the special treatment of income changes resulting from welfare program requirements. These provisions are found in the ACOP for Public Housing.
- Adult family members in Public Housing that do not meet the annual Community Service requirement will have one year to make up the missing hours as provided in the cooperation agreement that they must sign. Failure of those members to complete the hours within the second year, will cause the family's lease to not be renewed unless they remove those members from the contract.

#### 8) Safety and Crime Prevention

##### The HACM's Plan for Safety and Crime Prevention to ensure the safety of Public Housing Residents

- All applicants must meet the eligibility and screening requirements for the Public Housing program. Denial of admission may be based on certain types of current or past behaviors of family members in an effort to address resident safety and crime prevention. Specific screening criteria are located in the ACOP for Public Housing.
- Admission can be denied any applicant that engaged in certain criminal activity or if the HACM has reasonable cause to believe that a household member's current use or pattern of use of illegal drugs may threaten the health, safety, or right to peaceful enjoyment of the premises by other residents.
- Any member of the household who has been evicted for federally-assisted housing in the last 5 years for drug-related criminal activity can be denied admittance to Public Housing. In addition, any family with a pattern of disturbing neighbors, destroying property, or undesirable housekeeping habits may be prohibited from entering the program.
- The HACM will obtain a criminal background check on all applicants to the Public Housing program. This will include, but not limited to, screening for violent criminal or drug-related criminal history within the previous five years and whether or not the individual is a registered sex-offender or has been convicted of manufacturing or producing methamphetamine.
- The HACM staff partner with local law enforcement agencies in providing crime tips and work with community service officers in crime prevention at the properties. Local law enforcement agencies share crime statistics for the neighborhoods surrounding the public housing sites so that the HACM staff is aware of the needs of the community. Local law enforcement members testify when needed at eviction proceedings.
- Where there is an interest by the tenants, HACM staff encourages the installation of Neighborhood Watch programs. The HACM utilizes environmental design in order to reduce crime in its public housing properties.

#### 9) Pets

##### Rules (non-inclusive) Adopted by the HACM on the Keeping of Pets

- The HACM has policies on both the keeping of pets and on assistance animals for all public housing developments. The entire policies can be located in the ACOP for Public Housing and in the Pet Lease.
- Residents must insure that animals do not pose a direct threat to the health and safety of others or cause substantial physical damage to the development, the housing unit or the property of other residents.
- Pets must be registered with the HACM prior to being brought on to the property. Pets will not be approved to reside in the unit until the registration requirements have been completed as detailed in the pet policy and pet and house rules.
- Residents who have been approved to have a pet must enter into a pet agreement. A security deposit for each pet is required. In the case of pet ownership in family public housing developments, there is a monthly fee requirement in addition to the security deposit. The fee covers the damage and clean up of the common areas.
- The HACM has designated pet and no-pet areas. Pets must be kept in the resident's unit. When outside of the unit, cats and dogs must be on leashes or carried and under the control of the resident at all times.
- Standards of care and cleanliness must be met as defined in the pet policy.

#### 10) Civil Rights Certification

- The HACM complies fully with all federal, state, and local nondiscrimination laws, and with rules and regulations governing fair housing and equal opportunity in housing and employment, including: Title VI of the Civil Rights Act of 1964, Title VII of the Civil Rights Act of 1968, Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Title II of the Americans with Disabilities Act, Violence Against Women Reauthorization Act of 2005, and any applicable state or local laws protecting individual rights of tenants, applicants or staff.
- The HACM does not discriminate because of race, color, sex, religion, familial status, age, disability, or national origin.
- The HACM does not discriminate on the basis of marital status or sexual orientation.
- The HACM takes steps to insure that families are aware of all applicable civil rights.
- The HACM provides tenants and program participants information regarding fair housing and discrimination at the public housing and HCV orientation briefings.
- The HACM participates in the Consolidated Plan process for the local jurisdictions including the Cities of Salinas and Monterey. The HACM also provides data to the County of Monterey for their Housing Element.

### 11) Fiscal Year Audit

The most recent fiscal year audit for the Housing Authority of the County of Monterey was performed by Hayashi and Wayland Accounting and Consulting, LLP, an independent CPA firm located at 1188 Padre Drive, Suite 101, Salinas, CA. The following was taken from the letter to the Authority, dated July 21, 2009:

"To the Board of Commissioners, Housing Authority of the County of Monterey, Salinas, California:

We have audited the accompanying financial statements of the enterprise fund, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Housing Authority of the County of Monterey as of and for the year ended June 30, 2008 which collectively comprise the basic financial statements as listed in the foregoing table of contents. These financial statements are the responsibility of the management of the Housing Authority of the County of Monterey. Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial reports are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we express no such opinion. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the enterprise fund activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the Housing Authority of the County of Monterey as of June 30, 2008 and the changes in financial position and cash flows where applicable for the year then ended in conformity with accounting principles generally accepted in the United States of America. In accordance with "Government Auditing Standards", we have also issued a report dated July 21, 2009 on our consideration of the Housing Authority of the County of Monterey's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with "Government Auditing Standards" and should be considered in assessing the results of our audit. The Management's Discussion and Analysis on pages 4 through 13 are not a required part of the basic financial statements, but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of the Housing Authority of the County of Monterey. The accompanying schedule of expenditures of federal awards required by the U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations, and the accompanying financial information listed as supplemental information in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements of the Housing Authority of the County of Monterey. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole." [signed Hayashi and Wayland, July 21, 2009]

### 12) Asset Management

- The HACM Site Managers and Maintenance personnel are well experienced in the daily operations and maintenance of the Public Housing properties. Inspections of all units and repairs are completed by either staff or outside contractors as is deemed appropriate. Inventory for repairs is purchased on an as needed basis with minimal storage of supplies required at the site.
- Staff members participate in recommendations for improvements and modernization at the properties. Capital Fund and Operating Fund monies are used for the improvements and the day-to-day operations of the properties. A Capital Needs Assessment was completed in 2007 and staff is using this information for the planning of necessary replacements at each site.
- The HACM has long used project based budgeting for its properties so has a comprehensive history of expenses and income from which it can plan for the future. The HACM continues to evaluate its properties to insure that they are financially and physically viable and continue to provide affordable housing for its tenants into the future.
- The HACM is planning on disposing of the property known as Laguna Haciendas (CA033000101) and is working through the submission process with HUD's Office of Special Applications. Attachment 3 indicates the future plans for any other dispositions of Public Housing developments.

### 13) Violence Against Women Act (VAWA)

Activities or Services Relative to the HACM's Adherence to VAWA for Child Abuse or Adult Victims of Domestic Violence, Dating Violence, Sexual Assault or Stalking

- The HACM adheres to fair housing practices, providing fair housing referral services to clients and residents as appropriate.
- The HACM notifies all applicants, residents and program participants of their protections and rights under VAWA at the time of application, at admission and at annual recertification. The notice explains the protections offered under the law and informs them of the confidentiality requirements. This notice provides them with the telephone number for the National Domestic Violence Hotline.
- Applicants cannot be denied admission on the basis that the applicant is, or has been, a victim of domestic violence, dating violence, sexual assault, or stalking, so long as the applicant otherwise qualifies for the program.
- The HACM provides a waiting list preference for Victims of Domestic Violence in the HCV program.
- The HACM uses screening procedures to establish eligibility for program participation. Screening factors are listed in the ACOP for Public Housing and the Admin Plan for HCV and are used to prevent crime in housing and to protect the residents of the properties. These screening criteria include, but are not limited to, criminal or drug-related criminal activity, history of alcohol or substance abuse, manufacture of methamphetamine, and/or sex offender registration requirement.
- The HACM informs property owners and managers in the HCV program about their screening and termination responsibilities as it relates to VAWA.

**Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** *Include statements related to these programs as applicable.*

- 1) **Hope VI or Mixed Finance Modernization or Development:** No Hope VI development planned. See Attachment 3 for detailed explanation of Mixed Finance Development activities.
- 2) **Demolition and/or Disposition of Public Housing:** The HACM plans to undertake disposition activities in the plan year.

Demolition/Disposition Activity Description	
1a. Development name:	Laguna Haciendas
1b. Development (project) number:	AMP CA033000101
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	by 8-4-09
5. Number of units affected:	100 units plus office building
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	6-2010
1a. Development name:	Casa de Oro
1b. Development (project) number:	AMP CA033000105
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	by 6-30-10
5. Number of units affected:	20
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	12-2010
1a. Development name:	Los Ositos
1b. Development (project) number:	AMP CA033000112
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	by 6-30-10
5. Number of units affected:	50
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	12-2010
1a. Development name:	Scattered Sites
1b. Development (project) number:	AMP CA033000117
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	5-16-08
5. Number of units affected:	3
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	6-30-10
1a. Development name:	Scattered Sites
1b. Development (project) number:	AMP CA033000118
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	5-16-08
5. Number of units affected:	6
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	6-30-10

7.0



	<p><b>3) Conversion of Public Housing:</b> The HACM may explore the conversion of public housing developments to tenant-based (voucher) assistance, and if so, will conduct conversion assessment for each property in accordance with HUD requirements.</p> <p><b>4) Homeownership Programs:</b> Not Applicable.</p> <p><b>5) Project-based Vouchers:</b> The HACM currently has a Project-based voucher program in place. There are no current plans to expand the program due to funding constraints.</p>
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.
<b>8.1</b>	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>See Attachment 1</p>
<b>8.2</b>	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>See Attachment 2</p>
<b>8.3</b>	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

3

**Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

**A. Housing Needs of Families in the Jurisdiction/s Served by the PHA**

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	7,285	5	5	5	4	5	4
Income >30% but <=50% of AMI	7,705	5	5	4	4	5	4
Income >50% but <80% of AMI	9,090	5	4	4	4	4	4
Elderly	2,525	5	4	4	5	4	4
Families with Disabilities	3,295	5	5	5	5	5	5
Race/Ethnicity White/Non-Hispanic	10,875	5	5	4	3	3	3
Race/Ethnicity Hispanic	16,420	5	5	4	3	5	5
Race/Ethnicity African American	1,425	5	5	4	3	4	4
Race/Ethnicity Asian/Pacific Islanders	215	5	5	4	3	4	4
Race/Ethnicity Other & Mixed	815	5	5	4	3	4	4

**B. Housing Needs of Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists**

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
	# of families	% of total families	Annual Turnover
Waiting list total	5192		
Extremely low income <=30% AMI	3483	67%	
Very low income (>30% but <=50% AMI)	1409	27%	
Low income (>50% but <80% AMI)	275	6%	
Families with children	3431	66%	
Elderly families	441	8%	
Families with Disabilities	963	19%	
Race/ethnicity: White	4293	83%	
Race/ethnicity: Black	452	9%	
Race/ethnicity: Asian	118	2%	
Race/ethnicity: Native Hawaiian	49	1%	
Race/ethnicity: American Indian	79	2%	
Race/ethnicity: Multiple Races	74	1%	
Race/ethnicity: Race Unknown	127	2%	
Race/ethnicity: Hispanic	3551	68%	
Race/ethnicity: Not Hispanic	1561	30%	
Race/ethnicity: Unknown	80	2%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)? 16 MONTHS			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			

9.0

### Housing Needs of Families on the Waiting List

Waiting list type: (select one)

☒ Public Housing

	# of families	% of total families	Annual Turnover
Waiting list total	5331		
Extremely low income <=30% AMI	4016	75%	
Very low income (>30% but <=50% AMI)	1053	20%	
Low income (>50% but <80% AMI)	235	5%	
Families with children	3324	62%	
Elderly families	372	7%	
Families with Disabilities	962	18%	
Race/ethnicity: White	3625	68%	
Race/ethnicity: Black	452	8%	
Race/ethnicity: Asian	97	2%	
Race/ethnicity: Native Hawaiian	46	1%	
Race/ethnicity: American Indian	65	2%	
Race/ethnicity: Multiple Races	89	2%	
Race/ethnicity: Race Unknown	957	18%	
Race/ethnicity: Hispanic	3528	66%	
Race/ethnicity: Not Hispanic	1430	27%	
Race/ethnicity: Unknown	373	7%	

Characteristics by Bedroom Size (Public Housing Only)

	# of families	% of total families	Annual Turnover
1BR	1582	29%	15
2 BR	2120	40%	450
3 BR	1380	26%	35
4 BR	213	4%	12
5 BR	33	1%	1
5+ BR	3	0%	1

Is the waiting list closed (select one)? ☒ No ☐ Yes

If yes:

**HOW LONG HAS IT BEEN CLOSED (# OF MONTHS)?**

Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☐ Yes

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

9.1

- The waiting list for the Section 8 HCV program is currently closed. The HACM is unable to issue new vouchers due to a HAP funding shortfall. In order to protect and preserve the housing assistance for program participants, HUD has required HACM to limit the issuance of new vouchers to the community.
- The HACM will continue to apply for new Housing Choice Voucher allotments as they become available and will maintain its lease up within the funding constraints.
- The HACM provides for admission preferences for elderly and disabled families and individuals and targets 75 % families at 30% of the AMI for admission to its HCV program and 40% of families at 30% of AMI for admission into Public Housing.
- The HACM maintains its public housing occupancy rate at a high level.
- The HACM provides reasonable accommodation and modifications for its disabled program participants so that they have equal access to the programs.
- The HACM continues to reposition its public housing inventory as it deems necessary in order to preserve the affordability and life time of the housing stock for the community.
- The HACM affirmatively markets its housing units and the Section 8 program to the community and encourages landlords to make their units available to voucher holders.
- The HACM participates as a board member in the Housing Alliance for Persons with Disabilities to further the development of accessible units in the community.

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

**The Housing Authority of the County of Monterey (HACM) has made the following progress is meeting the goals in the 5-Year Plan:**

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

The Housing Authority has continued to apply for additional Section 8 Housing Choice Vouchers when funding is made available. HACM received an allocation of HUD-VASH vouchers in the past year and is working towards implementation with the local Veterans Administration offices.

HACM has substantially reduced vacancies this past year in its public housing program and continues to review its properties for financial stability. When a public housing property needs modernization or redevelopment, HACM pursues necessary means to move forward to preserve its affordable housing in the community.

The Housing Authority continues to be a standard performer in public housing (PHAS score 82%) and a high performer in the Section 8 Housing Choice Voucher program (SEMAP score 100%). Also, HACM continues to manage its Capital Fund Program so that all funds are obligated in a timely manner and work is completed on schedule. HACM has renovated over 67 public housing units in the past year.

Specialists in the Section 8 program continue to educate clients with regards to the portability of their vouchers. Group briefings and individual counseling are used to get information to the clients regarding the program. Landlords are encouraged to participate in the Section 8 program and special briefings for them are also held. Voucher payment standards have been adjusted during the last year in order to reflect the changing market conditions.

Site based waiting lists have been instituted at selected properties in order to broaden the opportunities to rural communities and to reduce the vacancy turnaround time. Project-based Section 8 Vouchers have been made available to new developments in order to increase the supply of affordable housing in the county.

**HUD Strategic Goal: Improve community quality of life and economic vitality**

The Housing Authority continues to monitor crime statistics and make public housing communities safer through property safety improvements. HACM also monitors the property income levels in order to further deconcentration of poverty and to broaden the income mix of the projects.

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

HACM continues to promote self-sufficiency and asset development by encouraging participants in the Section 8 program to sign up for the Family Self-Sufficiency program. HACM also continues to assist families that are able to become homeowners by utilizing various options including Section 8 Vouchers and working with communities to provide down payment assistance to the clients. In the past year, 8 families have graduated from the FSS program and 3 families have purchased homes.

The Housing Authority continues to work with various service providers to better serve those families with special needs including the disabled and elderly populations. In addition, HACM continues to work with local governmental agencies and non-profits to utilize specialized Vouchers such as those for Shelter Plus Care and Family Unification. HACM has again applied for additional Family Unification vouchers and was recently approved for an extension of the Shelter Plus Care program.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

HACM continues to affirmatively market its housing programs and make them accessible to those families with special needs or disabilities. HACM has surveyed all applicants and program participants in the Public Housing program for disability and accessibility needs so that it can better serve those families particular needs.

HACM continues to utilize its Capital Fund monies to make improvements at the public housing properties so that all families regardless of need can have equal use of the units or property. HACM remains committed to meeting reasonable accommodation or modification requests in order to provide equal opportunities to disabled families or individuals.

b)Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification".

**Significant Amendment or Modification to the Annual Plan:** Changes of a sufficient nature to the rent or admissions policies or the organization of the waiting list not required by federal regulatory requirements that would result in a change to the Annual Agency Plan unless that change is a result of circumstance identified by HUD for special intervention.

10.0

**Substantial Deviation from the 5 Year Plan:** Any collective change in the planned or actual use of federal funds as identified in the 5 year plan that exceeds 50% of the HACM's annual program budget for the Section 8 Housing Choice Voucher program activities. Any collective change in the planned or actual use of federal funds as identified in the 5 year plan that exceeds 50% of the HACM's annual program budget for the Public Housing Operating Fund program activities. Any collective change in the planned or actual use of federal funds as identified in the 5 year plan that exceeds 50% of the HACM's annual program budget for the Public Housing Capital Fund program activities.

- 11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.
- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
  - (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
  - (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
  - (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
  - (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
  - (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
  - (g) Challenged Elements
  - (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
  - (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

## PUBLIC HOUSING DEVELOPMENT AND REPLACEMENT ACTIVITIES

The Housing Authority has plans currently or in the future, of the development and/or replacement of public housing utilizing the disposition or demolition/disposition process in the forthcoming annual plan year (see Public Housing Development and Replacement Activities matrix below).

The Housing Authority also has plans currently or in the future, to engage in mixed-finance development and/or activities in the forthcoming annual plan year (see Public Housing Development and Replacement Activities matrix below).

### *Public Housing Development and Replacement Activities Matrix*

AMP #	Type of Housing Units	Type of Dwelling	# of Units	Address	Location	Mixed Financing Proposed?	Planned Action	Status of Planned Action
CA033000101	Family/ Office Building	Garden Apts. / 1 Office Building	100 plus 1 Office Building at 134 E. Rossi	Calle Cebu Hacienda & E. Rossi Streets	Salinas, CA	Yes	Disposition	Submitted Application; Pending Approval
CA033000105	Senior	Garden Apts.	20	48 "C" Street	Gonzales, CA	Yes	Disposition	Submission of application planned for 2 <sup>nd</sup> qtr 2010
CA033000112	Senior	Garden Apts.	50	1083 Elm Avenue	Greenfield, CA	Yes	Disposition	Submission of application planned for 2 <sup>nd</sup> qtr 2010
CA033000117	Family – Scattered Sites	Single Family	1	514 E. Alvin	Salinas, CA	Yes	Disposition	Application approved but not fully completed
CA033000117	Family – Scattered Sites	Single Family	1	1569 Colusa	Salinas, CA	Yes	Disposition	Application approved but not fully completed
CA033000117	Family – Scattered Sites	Single Family	1	13073 Arthur	Salinas, CA	Yes	Disposition	Application approved but not fully completed
CA033000118	Family – Scattered Sites	Single Family	1	1744 Cherokee	Salinas, CA	Yes	Disposition	Application approved but not fully completed
CA033000118	Family – Scattered Sites	Single Family	1	18320 Van Buren	Salinas, CA	Yes	Disposition	Application approved but not fully

**Public Housing Development and Replacement Activities Matrix (cont.)**

								completed
CA033000118	Family – Scattered Sites	Single Family	1	1073 Sherman	Salinas, CA	Yes	Disposition	Application approved but not fully completed
CA033000118	Family – Scattered Sites	Single Family	1	1346 Las Cruces	Salinas, CA	Yes	Disposition	Application approved but not fully completed
CA033000118	Family – Scattered Sites	Single Family	1	1348 Las Cruces	Salinas, CA	Yes	Disposition	Application approved but not fully completed
CA033000118	Family – Scattered Sites	Single Family	1	18861 Hoover	Salinas, CA	Yes	Disposition	Application approved but not fully completed



**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number Housing Authority of Monterey County CA033			Locality (City/County & State) Monterey County, CA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011 PHA FY 2010	Work Statement for Year 2 FFY 2012 PHA FY 2011	Work Statement for Year 3 FFY 2013 PHA FY 2012	Work Statement for Year 4 FFY 2014 PHA FY 2013	Work Statement for Year 5 FFY 2015 PHA FY 2014
B.	Physical Improvements Subtotal		903,490	993,840	1,157,531	1,273,283
C.	Management Improvements		299,972	329,969	381,339	419,473
D.	PHA-Wide Non-dwelling Structures and Equipment		146,410	161,051	177,156	194,872
E.	Administration		149,986	164,984	190,670	209,737
F.	Other					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing -- Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		1,499,858	1,649,844	1,906,696	2,097,365

**Part I: Summary (Continuation)**

PHA Name/Number Housing Authority of the County of Monterey CA033			Locality (City/county & State) Monterey County, CA		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2011 PHA FY 2010	Work Statement for Year 2 FFY 2012  PHA FY 2011	Work Statement for Year 3 FFY 2013  PHA FY 2012	Work Statement for Year 4 FFY 2014  PHA FY 2013	Work Statement for Year 5 FFY 2015  PHA FY 2014
	CA033000105 Casa de Oro (20 units)	Annual Statement	159,440			
	CA033000119 El-Gin Village (50units)			818,456	1,157,531	1,273,283
	CA033000120 1259 Del Monte(17 units)		744,050	175,384		
	Physical Dwelling Improvements Subtotal		903,490	993,840	1,157,531	1,273,283
	Management Improvements		299,972	329,969	381,339	419,473
	HA-wide Non-dwelling Structures & Equipment		146,410	161,051	177,156	194,872
	Administration		149,986	164,984	190,670	209,737
	Total		1,499,858	1,649,844	1,906,696	2,097,365

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year: 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	CA033000105 Casa de Oro Units 1-20	3 units	159,440	CA033000120 1259 Del Monte Avenue Units 1-17	3 units	175,384
Annual	CA033000120 1259 Del Monte Avenue Units 1-17	14 units	744,050	CA033000119 El-Gin Village Units 1-50	14 units	818,456
Statement						
	Subtotal of Estimated Cost		\$ 903,490	Subtotal of Estimated Cost		\$ 993,840

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	CA033000119 El-Gin Village Units 1-50	18 units	1,157,531	CA033000119 El-Gin Village Units 1-50	18 units	1,273,283
Annual						
Statement						
	Subtotal of Estimated Cost		\$1,157,531	Subtotal of Estimated Cost		\$1,273,283

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY2012		Work Statement for Year: 3 FFY 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Management Improvements	299,972	Management Improvements	329,969
	HA-wide Non-dwelling Structures & Equipment	146,410	HA-wide Non-dwelling Structures & Equipment	161,051
	Administration	149,986	Administration	164,984
	Subtotal of Estimated Cost	\$596,368	Subtotal of Estimated Cost	\$656,004


Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014		Work Statement for Year: 5 FFY 2015	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Management Improvements	381,339	Management Improvements	419,473
	HA-wide Non-dwelling Structures & Equipment	177,156	HA-wide Non-dwelling Structures & Equipment	194,872
	Administration	190,670	Administration	209,737
	Subtotal of Estimated Cost	\$749,165	Subtotal of Estimated Cost	\$824,082

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>					
<b>PHA Name:</b> Housing Authority of the County of Monterey		<b>Grant Type and Number</b> Capital Fund Program Grant No: CA39PO33501-10 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:</b> 2011 <b>FFY of Grant Approval:</b> 2010	
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:        ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,363,507			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b> 		<b>Date</b>		<b>Signature of Public Housing Director</b> 	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.



PHA Name: 2011Housing Authority of the County of Monterey

Capital Fund Program Grant No: CA39PO33501-10

Replacement Housing Factor Grant No:

\_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

[illegible]

2

PHA Name: Housing Authority of the County of Monterey

**Federal FFY of Grant: 2011**[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

PHA Name: Housing Authority of the County of Monterey

**Federal FFY of Grant: 2011**[illegible]

Page6

**PHA Certifications of Compliance  
with PHA Plans and Related  
Regulations**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
Expires 4/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 7 / 2010 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

HOUSING AUTHORITY-COUNTY OF MONTEREY

CA033

PHA Name

PHA Number/HA Code

☒ 5-Year PHA Plan for Fiscal Years 20 10 - 20 14

☒ Annual PHA Plan for Fiscal Years 20 10 - 20 11

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Title

Alan Styles

Chair, Board of Commissioners

Signature

*Alan Styles*

Date

*3/22/2010*

**Civil Rights Certification**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

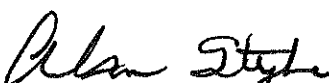
Housing Authority of the County of Monterey

CA033

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Alan Styles	Title	Chairman, Board of Commissioners
Signature		Date	3/22/2010

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Ray Corpuz the City Manager certify that the Five Year and  
Annual PHA Plan of the Housing Authority of the County of Monterey is consistent with the Consolidated Plan of  
the City of Seaside prepared pursuant to 24 CFR Part 91.

  
\_\_\_\_\_  
Signed / Dated by Appropriate State or Local Official



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Artie Fields the City Manager certify that the Five Year and  
Annual PHA Plan of the Housing Authority of the County of Monterey is consistent with the Consolidated Plan of  
the City of Salinas prepared pursuant to 24 CFR Part 91.

 2/23/2010

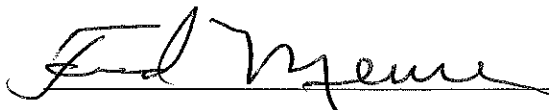
Signed / Dated by Appropriate State or Local Official

**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Fred Meurer the City Manager certify that the Five Year and  
Annual PHA Plan of the Housing Authority of the County of Monterey is consistent with the Consolidated Plan of  
the City of Monterey prepared pursuant to 24 CFR Part 91.

  
Signed / Dated by Appropriate State or Local Official

# Certification for a Drug-Free Workplace

U.S. Department of Housing  
and Urban Development

Applicant Name

Housing Authority of the County of Monterey

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Casa de Oro (CA033000105), 48 C Street Units 1-20, Gonzales, CA 93926

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

James S. Nakashima

Title

Executive Director

Signature

Date

X

01/21/2010

**Certification of Payments  
to Influence Federal Transactions****U.S. Department of Housing  
and Urban Development**  
Office of Public and Indian Housing

Applicant Name

Housing Authority of the County of Monterey

Program/Activity Receiving Federal Grant Funding

Public Housing Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

James S. Nakashima

Title

Executive Director

Signature

Date (mm/dd/yyyy)

01/21/2010

Previous edition is obsolete

form HUD 50071 (3/98)  
ref. Handbooks 7417.1, 7475.13, 7485.1, & 7485.3

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> B a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance		<b>2. Status of Federal Action:</b> <input checked="" type="checkbox"/> A a. bid/offer/application b. initial award c. post-award		<b>3. Report Type:</b> <input checked="" type="checkbox"/> A a. initial filing b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Housing Authority of the County of Monterey 123 Rico Street Salinas, CA 93907 Congressional District, if known: 17th, California			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:		
<b>6. Federal Department/Agency:</b> Department of HUD, Public and Indian Housing			<b>7. Federal Program Name/Description:</b> Capital Fund Grant Program CFDA Number, if applicable: _____		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI): Housing Authority of the County of Monterey  123 Rico Street, Salinas, CA 93907			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature: _____ Print Name: James S. Nakashima Title: Executive Director Telephone No.: (831) 775-5000 Date: 01/21/2010		
<b>Federal Use Only:</b>					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## **Resident Advisory Board Comments**

The Resident Advisory Board met on February 17, 2010 and the Five Year and Annual Plans were presented to the attendees. The comments received were as follows:

Haciendas Plaza: One exterior light standard is not working – Work order created for repair

44 Natividad Road: Exterior lights in rear of complex not working – Work order created for repairs

1011 E. Laurel Drive: Exterior lights do not always work – Work order created for repair

1058 N. Sanborn Road: Exterior lights stay on – Work order created for repair

1515 Wheeler Drive: Porch lights stay on – Work order created for repair

1415 Del Monte Avenue and 1058 N. Sanborn: Want larger washer and dryer for laundry room – Will consult with laundry contractor to see if this is possible given the size and infrastructure of the facilities

242 Montecito Avenue: Wants a fence around the property for safety – Will review the time line for rehabilitation at this site for funding and consult with local police department to see if there are increased calls from this neighborhood